

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale


Address  
Including suburb and  
postcode 5 Ritaco Way, Hidden Valley Estate, Wallan VIC 3756

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range between \$770,000 & \$830,000

### Median sale price

Median price \$620,000 House ☒ Suburb Wallan  
Period - From March 2022 to June 2022 Source 

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 4 Aurina Drive, Wallan VIC 3756	\$890,000	13/04/2022
2. 57 Siena Way, Wallan VIC 3756	\$780,000	09/12/2021
3. 61 Siena Way, Wallan VIC 3756	\$515,000	29/07/2022

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 30<sup>th</sup> August 2022